

BRIDGETON CITY COUNCIL
MEETING MINUTES
July 19, 2022

A meeting of the Bridgeton City Council was held on Tuesday, July 19, 2022 5:30 p.m., at the City of Bridgeton Police and Municipal Court Complex, 330 Fayette Street, Bridgeton, New Jersey in Council Chambers.

The meeting was called to order by Council President Bethea.

The Statement of Meeting Notice was read by Municipal Clerk, Nichole Almanza;

Notice of this Meeting of the City Council of the City of Bridgeton, as required by N.J.S.A. 10:4-6 et seq., the "Open Public Meetings Act", has been provided to the South Jersey Times, The Daily Journal on January 8, 2022 and on the City Website setting forth the date, time and place of this meeting of the Bridgeton City Council.

Invocation and Flag Salute was led by Councilman Gonzalez.

The following answered to roll call:

Councilwoman Rosemary DeQuinzio
Councilman David Gonzalez
Councilwoman Marian King
Council President Edward Bethea

ABSENT: Councilman J. Curtis Edwards

Also in attendance:

Mayor Albert Kelly
Solicitor Michele Gibson

Administrator Kevin Rabago
Municipal Clerk Nichole Almanza

PRESENTATIONS:

Curt Morgan – Water and Sewer Superintendent– Treatment Violation

Discussed treatment plants that assist on taking care of the high rates of radium. He discussed the various deadlines to notice residents with information how the issue would be fixed.

Councilwoman DeQuinzio asked about the stress levels being put on the other wells when one is shut down. Mr. Morgan explained that there is a heavy amount of stress on the other wells right now especially with it being summer. He continued that they are awaiting results of retesting any day now in hopes of reopening the well.

Councilwoman King asked if any restrictions should be in place for residents regarding the use of water due to the stress on the other wells such as washing cars, etc. Mr. Morgan stated that there are no restrictions at this time in those instances. He provided Council a copy of the notice that was sent out to residents effected.

Council President Bethea asked questions as to the other wells and where their levels fall. Mr. Morgan explained that the levels in the other wells are fine. He added that some are high with iron. He explained how the wells are blended to keep levels lower. He also suggested that an additional radium plant be put in place for the City's well system. Mr. Morgan explained that the wells are tested every three months so issues are caught quite fast.

Council President Bethea asked Mr. Morgan if there was any update on the replacement of lead pipes. Mr. Morgan explained that at least 10% of lines must be replaced within a year. He continued that the City will replace up to the meters of the home and that the State of NJ is still working on details as to pipes being replaced inside the homes.

MINUTES:

Council President Bethea presented the City Council Meeting Minutes of June 21, 2022 and Executive Session Minutes of June 21, 2022. It was moved by Councilman Gonzalez and seconded by Councilwoman King that said minutes be approved and to dispense with the reading of said minutes as all members have received copies. The motion carried unanimously.

COMMITTEE LIAISON REPORTS:

Council President Bethea requested Council/Committee Liaison Reports:

Councilwoman DeQuinzio – Library – Announced that the current Library Director has decided to take a position with Villanova University and that July 22, 2022 will be her last day with the City. She continued that applications are in and interviews will begin tomorrow.

Finance – Audit Review has taken place with some small notations. She stated that the Auditors took their time explaining line by line any issues and questions. Trisha McGahhey, CFO chimed in stating that most are minor things and the City will be able to clean them up.

Councilman Gonzalez – None at this time.

Councilwoman King – Housing Authority – Stated that they are polling residents with survey to get a take on their experiences. She stated that it is a tough and thankless job.

Council President Bethea – None at this time.

Council President Bethea referred to the Mayor, Business Administrator and Solicitor for their reports.

Mayor Kelly – Discussed vacation and sick time payout violations throughout New Jersey. He stated that Bridgeton was not one of them.

Mayor Kelly stated that he has been working with Business Administrator, Kevin Rabago on a \$160,000 grant for remediation for the old Tin Can site. He continued that hopes are to make a community park and name it after Matt Wright.

Mayor Kelly stated that he has nominated Damien Cheeks to fill a spot on the Bridgeton Planning Board.

Mayor Kelly provided a flyer regarding Police tips. He stated that Bridgeton was the first in the Nation to utilize OPS (Online Police Solutions). He continued that residents can talk to police, review records, etc. He stated that he is proud of Chief Gaimari and the hard work he continues to do.

Business Administrator, Kevin Rabago – None at this time.

City Solicitor, Michele Gibson – None at this time.

ORDINANCES ON 1ST READING:

Council President Bethea announced there were five (5) Ordinances for First Reading. Council President Bethea stated that J-2 and J-3 will be pulled leaving only three (3) Ordinances for First Reading. The Municipal Clerk read the Ordinances.

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON
ESTABLISHING A CERTIFICATE OF COMPLIANCE REQUIREMENT FOR
BUSINESSES IN THE CITY OF BRIDGETON**

It was moved by Councilwoman King and seconded by Councilwoman DeQuinzio that the Ordinance be introduced on first reading and that the second reading, public hearing and final consideration be held on August 16, 2022.

The Clerk called the roll as follows:

COUNCIL	YEA	NAY	ABSTAIN	ABSENT
Councilwoman DeQuinzio	X			
Councilman Edwards				X
Councilman Gonzalez	X			
Councilwoman King	X			
Council President Bethea	X			

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON AMENDING SECTION 265-7 (A) AND (E) PERTAINING TO SIDE AND REAR ALLEYS

It was moved by Councilwoman DeQuinzio and seconded by Councilwoman King that the Ordinance be introduced on first reading and that the second reading, public hearing and final consideration be held on August 16, 2022.

The Clerk called the roll as follows:

COUNCIL	YEA	NAY	ABSTAIN	ABSENT
Councilwoman DeQuinzio	X			
Councilman Edwards				X
Councilman Gonzalez	X			
Councilwoman King	X			
Council President Bethea	X			

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON AUTHORIZING AN AMENDMENT TO AN AGREEMENT FOR PAYMENT IN LIEU OF TAXES WITH AH PRESERVATION URBAN RENEWAL, LLC FOR THE PROJECT KNOWN AS THE AMITY HEIGHTS APARTMENTS

It was moved by Councilman Gonzalez and seconded by Councilwoman DeQuinzio that the Ordinance be introduced on first reading and that the second reading, public hearing and final consideration be held on August 16, 2022.

The Clerk called the roll as follows:

COUNCIL	YEA	NAY	ABSTAIN	ABSENT
Councilwoman DeQuinzio	X			
Councilman Edwards				X
Councilman Gonzalez	X			
Councilwoman King	X			
Council President Bethea	X			

ORDINANCES ON 2ND READING:

Council President Bethea announced there was one (1) Ordinance for Second Reading. He asked the Municipal Clerk to read the Ordinance.

ORDINANCE 22-18

ORDINANCE AUTHORIZING THE HIRING OF PROVISIONAL ENTRY-LEVEL POLICE OFFICERS WITHOUT THE REQUIREMENT FOR SAID OFFICERS TO TAKE AN EXAMINATION FOR AN ENTRY-LEVEL LAW ENFORCEMENT POSITION AS REQUIRED BY CIVIL SERVICE ON THE PROVISION THAT THE ENTRY-LEVEL OFFICER COMPLETE FULL BASIC COURSE FOR POLICE OFFICER (BCPO) TRAINING AT AN APPROVED NEW JERSEY POLICE TRAINING COMMISSION (PTC) ACADEMY WITHIN NINE (9) MONTHS OF THE PROVISIONAL ENTRY-LEVEL APPOINTMENT PURSUANT TO N.J.S.A. 11A:4-1.3 TO BECOME EFFECTIVE JULY 18, 2022

It was moved by Councilman Gonzalez and second by Councilwoman King this be considered the second reading of said ordinance and the meeting be opened to the public for a hearing on the matter which motion was carried unanimously.

Council President Bethea opened the meeting to the public for any one desiring to be heard on this ordinance and this ordinance only.

No one desiring to be heard, it was moved by Councilwoman DeQuinzio and second by Councilwoman King the public hearing be closed which motion was carried.

It was then moved by Councilman Gonzalez and second by Councilwoman DeQuinzio this be considered the final reading of said ordinance and that it be taken up for adoption or rejection by roll call vote.

The Clerk called the roll as follows:

COUNCIL	YEA	NAY	ABSTAIN	ABSENT
Councilwoman DeQuinzio	X			
Councilman Edwards				X
Councilman Gonzalez	X			
Councilwoman King	X			
Council President Bethea	X			

Council President Bethea announced K-2 corresponds with the adoption of K-1 and the Municipal Clerk to read the Resolution.

**RESOLUTION NO. 156-22
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON
DECLARING AN EMERGENCY PURSUANT TO N.J.S.A. 40:69A-181(b)
CONCERNING THE EFFECTIVE DATE OF ORDINANCE NO. 22-18**

Councilwoman DeQuinzio made a motion to adopt the Resolution upon a Roll Call Vote. The motion was seconded by Councilwoman King.

The Clerk called the roll as follows:

COUNCIL	YEA	NAY	ABSTAIN	ABSENT
Councilwoman DeQuinzio	X			
Councilman Edwards				X
Councilman Gonzalez	X			
Councilwoman King	X			
Council President Bethea	X			

PUBLIC PORTION:

Council President Bethea opened the meeting to the public for anyone desiring to be heard. It was moved by Councilwoman King motioned and seconded by Councilwoman DeQuinzio the public portion be opened.

Alan Trzuskoski of Edison, New Jersey discussed the Resolution on the Consent Agenda accepting an area of redevelopment which pertains to his proposed cannabis incubator. He stated that he is working with Mr. Damian Cheeks to help prepare his applications.

Damian Cheeks of Cedardell Avenue, stated that he was very happy to hear about the propose repurpose of the old Tin Can site.

Sherri Hill of Cottage Avenue shared concerns of traffic and safety issues at the intersection of Fayette and Cottage after witnessing a horrific accident involving a motorcycle. She explained that there is a problem with parking and not being able to see. She continued that there are often times that cars disregard the yellow lines. She expressed her concerns of children trying to cross the streets.

Josue Ruiz of Atlantic Street continued Ms. Hill's account of the accident and issues in this location. He stated that there are sight visibility issues at Lincoln and Fayette and Cottage and Fayette.

Andrea Gillis of Cohansey Street stated that the City is in need of a public swimming pool and/or Recreation Center for kids. She suggested something be done with the schools. Ms. Gillis also provided some safety concerns such as the need for a red light at North Street and Pearl Street, the steps at the Zoning (Tourist Center) to be fixed and various pot holes around the City.

With no one else desiring to be heard, it was moved by Councilman Gonzalez and seconded by Councilman Edwards the public portion be closed, which motion was carried. Council President Bethea closed the public portion of the meeting.

CONSENT AGENDA:

Council President Bethea announced all matters listed under the consent agenda; M-1 through M-22 will be enacted upon by one motion unless a council member desires to discuss an item, in which case the items will be removed from the consent agenda and acted upon separately.

Council President Bethea called upon the Municipal Clerk to read the Resolutions of the Consent Agenda.

RESOLUTION NO. 157-22, requesting approval for the insertion of a Special Item of Revenue for the 2022 Municipal Court Alcohol Education Rehabilitation and Enforcement Grant.

RESOLUTION NO. 158-22, of the City Council of the City of Bridgeton authorizing deduction addbacks.

RESOLUTION NO. 159-22, of the City Council of the City of Bridgeton amending Resolution No. 316-21 and authorizing execution of a Redevelopment Agreement and Purchase and Sale Agreement with Grotech Farms, LLC for Block 132, Lots 1 and 1.01 (10 Grove Street), Block 132, Lot 3 (Formerly known as Henry Street situated West of Grove Street and vacated pursuant to Ordinance No. 85-1), and Block 146, Lots 1 and 1.01 (100 Grove Street).

RESOLUTION NO. 160-22, authorizing the Discharge of a Reverter Clause in Deed for 543 N. Laurel Street designated as Block 12, Lot 13 on the tax map of the City of Bridgeton.

RESOLUTION NO. 161-22, of the City Council of the City of Bridgeton authorizing Lease Agreement extension with the County of Cumberland for a van and trailer as part of Community Work Experience Program for General Labor in the City of Bridgeton.

RESOLUTION NO. 162-22, authorizing filing an Application with the U.S. Department of Justice, Bureau of Justice Assistance for funding under the FY2022 Local Justice Assistance Grant Program and authorizing a Shared Services Agreement between the City of Vineland, City of Millville, City of Bridgeton and County of Cumberland for such funding.

RESOLUTION NO. 163-22, of the City Council of the City of Bridgeton imposing liens on various properties for remediation of certain Code Violations impacting public safety, health or welfare May 2022.

RESOLUTION NO. 164-22, authorizing Contracts with SHI International Corporation an approved State Contract Vendor through NJ Cooperative Purchasing Alliance CK04-#19-34 for Spatial Data Software not to exceed \$25,000.00 from June 1, 2022 – May 31, 2023.

RESOLUTION NO. 165-22, authorizing the City of Bridgeton to reject the received bid for Emergency Repair of the City's Water and Sewer System/Streets from Water and Bugbee, Inc.

RESOLUTION NO. 166-22, of the City Council of the City of Bridgeton appointing Lee Fox as Head of Streets and Roads, Public Buildings and Grounds, and Solid Waste within the Department of Public Works.

RESOLUTION NO. 167-22, of the City Council of the City of Bridgeton authorizing submission of a Grant Application to the New Jersey Department of Human Services Division of Mental Health and Addiction Services on behalf of the Municipal Alliance Program.

RESOLUTION NO. 168-22, of the City Council of the City of Bridgeton authorizing Memorandum of Understanding between the Cumberland County Prosecutor's Office and the City of Bridgeton Fire Department Emergency Management Service as part of the Operation Helping Hands Program.

RESOLUTION NO. 169-22, of the City Council of the City of Bridgeton voiding Designation of Raymond Portela of "Anything Commercial, LLC" as Redevelopment for 259 South Avenue (Block 149 Lot 1) and terminating Redevelopment Agreement and Purchase/Sale Agreement.

RESOLUTION NO. 170-22, of the City Council of the City of Bridgeton adopting Bridgeton Planning Board recommendation to designate Block 189 Lots 3.03 and 3.04 as non-condemnation area in need of redevelopment.

RESOLUTION NO. 171-22, of the City Council of the City of Bridgeton designating Redeveloper for Block 154 Lot 6, Aka 281 S. Pine Street and authorizing Redevelopment Agreement and Purchase Sale Agreement.

RESOLUTION NO. 172-22, of the City Council of the City of Bridgeton authorizing submission of a Grant Application to Emergency Services Non-Profit 555 Fitness for physical fitness equipment for Bridgeton Fire and EMS Personnel.

RESOLUTION NO. 173-22, of the City Council of the City of Bridgeton appointing Brian Swanson to the City of Bridgeton Housing Authority Board of Commissioners.

RESOLUTION NO. 174-22, of the City Council of the City of Bridgeton appointing Nereida Martinez to the City of Bridgeton Housing Authority Board of Commissioners.

RESOLUTION NO. 175-22, of the City Council of the City of Bridgeton authorizing certain utility account adjustments and taxes.

RESOLUTION NO. 176-22, of the City Council of the City of Bridgeton designating Thomas P. Kelly as Exclusive Redeveloper and authorizing execution of Redevelopment Agreement and Purchase and Sale Agreement with Thomas P. Kelly for Block 183, Lots 54, 55, 57, 58, 59 & 60 within Phoenix Redevelopment Area.

RESOLUTION NO. 177-22, of the City Council of the City of Bridgeton authorizing and directing the Bridgeton Planning Board to prepare a report containing its recommendation on an Amendment to the Parcel Specific Redevelopment Plan for Block 189, Lots 3.01, 3.02 and 3.05 and Block 189.01, Lots 1, 3 and 4 or alternatively to prepare an Amendment to the Redevelopment Plan.

RESOLUTION NO. 178-22, approving the terms of a Memorandum of Agreement between the City of Bridgeton and the IAFF Local 4822 and authorizing the execution of a Final Collective Negotiations Agreement between the parties covering the period January 1, 2021 through December 31, 2023.

Council President Bethea asked for a motion to accept the resolutions under the consent agenda.

It was moved by Councilman Gonzalez and second by Councilwoman DeQuinzio that Resolutions M-1 through M-22 be adopted which motion carried by unanimous roll call vote. The original resolutions may be found in the Resolution Book.

The Clerk called the roll as follows:

COUNCIL	YEA	NAY	ABSTAIN	ABSENT
Councilwoman DeQuinzio	X			
Councilman Edwards				X
Councilman Gonzalez	X			
Councilwoman King	X			
Council President Bethea	X			

SCHEDULE OF BILLS:

Council President Bethea asked Council for a motion to approve the Schedule of Bills dated July 6, 2022 in the amount of \$1,149,727.77 and Schedule of Bills dated July 19, 2022 in the amount of \$287,490.42. It was moved by Councilwoman King and seconded by Councilwoman DeQuinzio the Schedule of Bills be approved as read and warrants be drawn on their various accounts and appropriations, which motion was carried by unanimous roll call vote. The original schedule may be found in the minute books.

APPLICATIONS:

Council President Bethea announced there was two (2) applications for approval being:

1. Block Off Street Application – Juan A. Santis - Iglesia Pentecostal Casa de Oracion y Puerta del Cielo – Religious Services – 7/30/2022, 8/20/2022 and 9/24/22. Rain Dates: 8/6/2022 and 10/1/2022 – Walnut Street from Myrtle Street to Myrtle Avenue.

It was moved by Councilwoman King and seconded by Councilman Gonzalez that said application be approved and filed, which motion carried with unanimously.

2. Block Off Street Application – Charles Wynder – “Bikes Up, Guns Down” Community Violence Reduction – August 13, 2022 from 10:00 a.m. to 7:00 p.m. Rain Date: August 14, 2022 – Scholastic, West Avenue, Mayor Aitken Drive.

Council President Bethea stated he would like to place approval only with conditions of receiving full approval of Board of Education or in the instance they deny that an alternate location and route that is acceptable to the Police Department.

Councilwoman King stated that she does not believe that the part in question is actually the school’s property and not sure who exactly drew that line.

Business Administrator, Kevin Rabago stated that while engaging with the school, maps and parcels were pulled and it shows that the school owns more than the City realized.

Councilwoman King stated that we need to be clear as to what the City owns as we do not co-own anything.

Councilwoman King asked for clarification as to who would make the call for the alternative route to which Council President Bethea stated the Police Chief.

It was moved by Councilman Gonzalez and seconded by Councilwoman DeQuinzio that said application be approved and filed. The motion for approval with conditions carried with the following votes: **YAYS:** Council President Bethea, Councilman Gonzalez and Councilwoman DeQuinzio. **NAYS:** Councilwoman King

REPORTS:

Council President Bethea announced there were four (4) reports for approval.

1. Tax Collector’s Cash Receipts – June 2022
2. Clerk’s Resident ID Quarterly Report – April – June 2022
3. Clerk’s Monthly Report – June 2022
4. Vital Statistics Monthly Report – June 2022

It was moved by Councilman Gonzalez and seconded by Councilwoman King that said applications be approved and filed, which motion carried unanimously.

Council President Bethea called upon Mayor Kelly for comments:

Mayor Kelly – None at this time.

Council President Bethea called upon Council for comments:

Councilwoman DeQuinzio- Thanked Curt Morgan for provided the information regarding the water report.

Councilwoman DeQuinzio shared her agreement of the concerns that Ms. Hill and Mr. Ruiz provided about the intersections. She also stated that she knows prior to his departure that Dean Dellaquila was working on the potholes.

Councilwoman King- Shared her delight of the possible repurpose of the Tin Can site.

Councilwoman King stated that the City is in need of middle class housing. She continued that we cannot revitalize downtown if we only provide low income housing.

King thanked all of the volunteers and public for coming out to the meeting.

Councilman Gonzalez – Thanked all 1st Responders and spoke of the Police Tip lines and how they help create a safe community.

Councilman Gonzalez suggested another swimming place is Sunset Lake. He also spoke of memories of swimming at the Tin Can.

Councilman Gonzalez stated that Water Street and Cottage Street are both intersections that needs to be looked at. He thanked the public for sharing their concerns as it shows that they care for all.

Council President Bethea – Thanked all for attending the meeting. He provided information about the procedures of the meetings.

Council President Bethea stated he received an email from the County regarding the South Avenue culvert. He explained that they have done a RFP and have awarded for the design of the bridge. He continued that the County will rebuild the bridge.

Council President Bethea shared his personal experiences with intersections mentioned previously.

Council President Bethea agreed that Sunset Lake is a great option for swimming.

Council President Bethea stated that he echoes his colleagues' thoughts about restoring the Tin Can site.

Council President Bethea stated that the City is doing the best we can with regards to potholes. He discussed various areas with these issues.

Council President Bethea discussed revitalization in the City. He discussed Resolution M-20 on the Consent Agenda which would allow market rate housing to come into the City.

ADJOURNMENT:

There being no further business before Council, it was moved by Councilman Gonzalez and seconded by Councilwoman DeQuinzio to adjourn the meeting which motion carried unanimously.

Council President Bethea adjourned the meeting which ended at 6:48 p.m.

Respectfully submitted,

APPROVED



Nichole Almanza, RMC, Municipal Clerk



Edward Bethea, Council President

Date Approved: 8/10/22